

PLANNING COMMISSION MINUTES

March 1, 1994

Present: Chairman Mark Green, Jeff Chretien, Dick Drescher, Kathi Izatt, Elaine McKay, Don Milligan; Mike Holmes; Barbara Holt, City Council Representative; Jack Balling, City Engineer; Blaine Gehring, Planning and RDA Director; Shirley Chevailer, Recording Secretary

Absent: Mick Johnson

The minutes of February 15, 1994 were amended as follows: page 2, Temple Ridge Subdivision, item 6, add lot 12; the minutes were unanimously approved as amended.

Site Plan

3-1-94.3 Consider final approval for Colonial Pointe Apts, 2727 S 625 W. B. K. Enterprises, Developer.

No one was present. This will be rescheduled.

Subdivisions:

3-1-94.4 Consider final approval for Highland Oaks Subdivision (Formerly Viewpoint Subdivision), 3750 South Bountiful Boulevard, Kent Hoggan and John Clark, present.

Preliminary approval was granted on December 23, 1992 and reaffirmed on January 19, 1994. The property is located on the south side of Canyon Creek Drive and east of Bountiful Boulevard. They have now completed the final engineering drawings and staff recommends final approval subject to the following conditions:

1. Exceptions as granted by City Council in approval of 1-19-94:
 - a. An exception be granted for the cuts and fills exceeding 10 R.;
 - b. Sidewalks are required along both sides of the street; however, they may be installed next to the curb only in the areas where there will be no building lots;
 - c. Lot 105 approved as a flag lot and the provisions of the ordinance apply to construction of this lot (formerly 88-4, now 14-13-105E);
 - d. A temporary gravel turnaround be provided at the end of the stub road on the east, 70 ft. diameter;
 - e. A soils study report be submitted before final plats are reviewed;
 - f. A landscape and revegetation plan be submitted before final plats are required.
2. Reduced setback to 20 ft. be granted on lots 106, 107, and 204;
3. Walks are to be 5 ft. wide when placed against curb and gutter; (sidewalks may be placed next to curb where there are no lots on the streets);

4. Compliance with all requirements as outlined on the engineering review;
5. Submittal of a landscape and soil erosion plan for all cut and fill slopes;
6. Define buildable space by certified survey for lot #305; (if the survey shows there is not buildable space on this lot, the plat will read Not a buildable lot. or divide it between the two adjacent lots);
7. Completion of all site Improvements to Bountiful Boulevard and dedication of the right-of-way as required;
8. Posting of a guarantee bond in the amount to be determined by the City Engineer;
9. Payment of all required subdivision fees;
10. Submission of a title report;
11. All plats to be completed concurrently. (This was added by Mr. Bailing at this meeting.)

Regarding \$7, adjacent owner Robert Vaughn saw according to the minutes of January 19, 1994, the right-of-way has already been dedicated. Mr. Bailing replied that legally it may not be classified as dedicated, but it is recorded as a road right-of-way. Mr. Hoggan said their position has been that whether it is dedicated or not, they would like to work with Mr. Vaughn because he plans to do something on lot 8 of Indian Springs. They will put the improvements in and make sure the road is dedicated the way it should be whether for Mr. Vaughn's lot or the development. They understand that the title report will have to include that section, and it cannot be recorded until this is done.

Kathy Izatt made a motion to recommend final approval of Highland Oaks Subdivision subject to the conditions outlined by staff including \$11 with respect to bonding and building all of the Improvements concurrently; Jeff Chretlen saw there was also the discussion regarding item \$6 regarding lot #305 that if it were not buildable the plat was to show it as not a buildable lot, or that the lot could be chided; Kathy agreed to add this to her motion; Jeff Chretlen seconded the motion; voting was unanimous.

It was noted that after the conclusion of this item, the developers for the site plan approval for Colonial Pointe Apartments still had not arrived at 7:15 PM. Mr. Gehring stated that the applicants had been notified by receiving an agenda that is stamped which states, if a representative is not present to hear the item it will be tabled or not heard. He made a recommendation that the Planning Commission table this unto the developers decide to put it back on the agenda Mike Holmes made a motion to table this item; Jeff Chretien seconded the motion; voting was unanimous.

Meeting adjourned at 7:20 PM.